

# elevation

## estate agents | est. 1992

14-16 Bromham Road,  
Bedford, MK40 2QA

Tel: 01234 271 566  
mail@elevationestateagents.com



**10 East Road, Sandy, Bedford, SG19 1LH**

**£260,000 Freehold**

- 3 BEDROOM END OF TERRACE
- PARKING FOR 2 VEHICLES
- PRIVATE GARDEN
- GENEROUS BEDROOMS
- SEPERATE UTILITY SPACE
- IN NEED OF RENOVATION THROUGHOUT
- NO ONWARD CHAIN
- PERFECT FOR INVESTORS
- EPC Rating







A fantastic opportunity to purchase this three-bedroom end-terrace home located in the sought-after town of Sandy, Bedfordshire. Offering great potential for refurbishment, this property is ideal for buyers looking to take on a full renovation project.

The ground floor comprises a spacious living room, a kitchen/diner with utility space, and a family bathroom.

Upstairs, you'll find three generous bedrooms, offering ample space for families or sharers.

Outside, the property benefits from off-road parking and a private driveway, along with side access due to its end-terrace position.

#### DISCLAIMER:

Compass Elevation for themselves and for the vendors of the property, whose agents they are given notice that: (a) these particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (b) no person in the employment of Compass Elevation has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice as of MAY 2025.

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

